

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, MARCH 19, 2013 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY19, 2013.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 AT&T MOBILITY – CASE NO. 12-29CA

Consider a Conditional Use Permit Amendment to expand the telecommunications tower and equipment storage area. This request is for the property located at 8392 College Trail.

Planning Commission Action _____

3.02 PULTE HOMES - CASE NO. 13-05S

Consider a Preliminary and Final Plat for a two lot subdivision to be known as Summit Pines 2nd Addition. This request is for property located at Inver Grove Trail and 87th Street.

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 19, 2013 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Armando Lissarrague
Paul Hark
Pat Simon
Tony Scales
Harold Gooch
Dennis Wippermann
Victoria Elsmore
Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 5, 2013 meeting were approved as submitted.

BILL KRECH – CASE NO. 13-02C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow additional impervious surface coverage for the property located at 9074 Alger Court. 50 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is currently building a new home on the property and installing a geothermal heating system. The applicant was informed by his contractor that it would be beneficial to install the geothermal system underneath the rain garden. To obtain credit for future impervious surface, and to ensure that the rain garden meets City standards, Mr. Krech is applying now for a conditional use permit to allow an additional 3,100 square feet of impervious surface on his property. A site plan was submitted by the applicant featuring the house and driveway that is being constructed as well as a future proposed pool and patio area. The proposed request meets both the general CUP and impervious surface CUP criteria. Staff recommends approval of the request with the five conditions listed in Alternative A. Staff has not heard from any of the surrounding property owners.

Commissioner Wippermann asked for clarification regarding the applicant's original request for an additional 10 percent of impervious coverage whereas only a portion of that was being requested at this time.

Ms. Botten replied that after discussions with staff the applicant decided to reduce his request to 3,100 square feet.

Commissioner Maggi asked if there was a time limit on the cash escrows.

Ms. Botten replied in the affirmative, stating she was not sure of the specific timing.

Commissioner Simon asked if the CUP was based on the specific site plan that was submitted, including the pool, patio, etc.

Ms. Botten replied the request was for an additional 3,100 square feet of impervious surface; not this specific site plan. As long as the applicant stayed within that amount they could change their site plan as needed.

Opening of Public Hearing

The applicant, Bill Krech, 7755 Argenta Trail, advised he was available to answer any questions.

Chair Hark asked if the applicant understood and agreed with the conditions listed in the report.

Mr. Krech replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a conditional use permit to exceed the impervious surface maximum in a residential district, for the property located at 9074 Alger Court, with the five conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on February 25, 2013.

MIKE STANTON – CASE NO. 13-01CV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to exceed the impervious surface maximum, a variance to allow an addition to the existing home within the required side yard setback, and a variance to allow a porch addition to the existing home within the required front yard setback, for the property located at 3865 – 73rd Street East. 53 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a conditional use permit (CUP) to construct a house addition that would increase the total impervious coverage to 4,419 square feet; however, the applicant is requesting a CUP to the full extent allowed, which is 4,719 square feet. The proposed request meets the CUP criteria. The applicant is also requesting two variances: 1) to allow a 12' x 32' addition to the house into the side yard setback, following the existing established building setback of five feet, and 2) to allow a 5' x 22' open porch addition onto the front of the house that would be 26 feet from the front property line. The furthest part of the proposed covered entry would extend out five feet from the house. Staff recommends approval of the CUP and the side yard variance request with the practical difficulty being the location and placement of the house which predates the zoning ordinance. Staff does not, however, recommend approval of the front yard setback variance for the covered porch as denial of the request would not preclude the applicant from reasonable use of the property and approval of the variance could set a precedent for other encroachment setbacks.

Commissioner Wippermann noted an error on the table on Page 1 of the report.

Mr. Hunting acknowledged the error, stating the maximum allowed impervious coverage on the lot should be 4,719 square feet rather than 14,334.

Commissioner Wippermann advised also that the 10% of allowed additional impervious coverage should be 1,048 square feet rather than 575.

Commissioner Maggi noted some conflicting numbers and asked what size porch was being proposed.

Mr. Hunting replied that the discrepancy was likely due to rounding of numbers, and he stated the proposed portion in front of the front door was 5' x 8' with an additional 4' x 14'-10" along the front of the house.

Commissioner Maggi asked if the side property line requirement listed on Page 5 should be 10 feet rather than 50 feet.

Mr. Hunting replied in the affirmative.

Commissioner Lissarrague asked what the reason was for the 30' setback requirement.

Mr. Hunting stated it was the visual impact and the potential for setting a precedent. He advised that in this case safety would not be an issue if the proposed encroachment were to be approved.

Commissioner Lissarrague noted that in the past the City has recommended approval of many setback requests.

Commissioner Simon asked if the applicant could put a roof over the porch as long as there were no support posts.

Mr. Hunting replied that the Zoning Code allows up to a 24" overhang from any of the rooflines as long as there is nothing supporting it.

Opening of Public Hearing

The applicant, Mike Stanton, 3865 – 73rd Street East, advised was available to answer any questions.

Chair Hark asked if the applicant understood and agreed with the conditions listed in the report.

Mr. Stanton advised that he understood the conditions and agreed with staff recommendations except in regard to the front yard setback variance.

Commissioner Elsmore asked if the applicant would be open to not having a roof over the proposed porch.

Mr. Stanton replied that his preference would be to have a covered porch but if the variance was denied by City Council he would go ahead with the porch and step portion. He advised there were other homes in the South Grove neighborhood with covered steps, and he showed a rendering of the proposed addition.

Commissioner Elsmore asked how many steps were being proposed.

Mr. Stanton replied it would likely be one step with no railing.

Commissioner Lissarrague asked how far the porch would extend from the house.

Mr. Stanton replied the farthest point in front of the door would be five feet from the house. He

advised that he had a signed letter of support from several of his neighbors.

Commissioner Maggi asked how long the applicant had owned the home.

Mr. Stanton replied two years.

Commissioner Gooch asked if the window ledge shown on the drawing protruded out from the house.

Mr. Stanton replied that the area in question would protrude out a foot from the house, but was more of an aesthetic and would not change the interior living space or foundation.

Commissioner Lissarrague asked how the applicant would proceed should the front setback variance be denied.

Mr. Stanton replied he would build the entrance within the provisions allowed.

Planning Commission Discussion

Commissioner Elsmore asked if staff would support a 3' x 3' covered front entry.

Mr. Hunting replied in the affirmative, stating that would seem reasonable.

Commissioner Elsmore asked if the issue was not so much the encroachment as the amount of encroachment.

Mr. Hunting replied that a front stoop larger than 3' x 3' seemed to go beyond the intent of the code requirements regarding encroachments into the front yard.

Commissioner Scales asked if the applicant could install support posts three feet from the house and then extend the roof 24" beyond that.

Mr. Hunting advised that he would research the ordinance while the Commissioners continued their discussion.

Planning Commission Recommendation

Motion by Commissioner Elsmore, second by Commissioner Lissarrague, to approve the request for a conditional use permit to exceed the impervious surface maximum in a residential district and a variance from the side yard setback for a home addition, for the property located at 3865 – 73rd Street, with the conditions listed in the report.

Motion carried (8/0).

Commissioner Simon asked if tabling of the front variance request would affect the other two.

Ms. Botten replied that the applicant could move forward with the first two requests and table the front yard setback variance.

Commissioner Simon asked if the applicant would consider tabling the front yard variance request in order to minimize and redesign the front entrance.

Mr. Stanton replied their hope was to build the front porch as presented; however, they were willing to work with staff on other options if that was not feasible.

Commissioner Wippermann stated although the proposed porch would enhance the appearance of the property, he could not support the request as it did not meet the variance criteria.

Commissioner Simon agreed, stating there was a lack of practical difficulty.

Chair Hark advised that the Commission's focus was very narrow; however, City Council could look at the request in a broader sense.

Mr. Hunting advised that the ordinance states that a roof, eave or overhang may project up to 24" into the required setback. Nothing could be added beyond that.

Commissioner Scales stated since the house was set back 31' and the allowed setback was 30', the applicant could add a support one foot from the house and the roof could overhang two feet beyond that.

Mr. Hunting replied in the affirmative.

Mr. Stanton stated at this point he would propose to move the application forward as proposed.

Commissioner Lissarrague stated in his opinion the proposed additions would enhance the value of the applicant's property as well as the value of the surrounding properties.

Chair Hark stated he was concerned about the precedent that could be set.

Motion by Commissioner Wippermann, second by Commissioner Simon, to deny the request for a variance from the front yard setback for a porch addition, for the property located at 3865 – 73rd Street, based on the rationale stated in the staff report.

Motion carried (7/1 – Lissarrague). This item goes to the City Council on March 11, 2013.

Chair Hark welcomed the scouts in the audience and asked them to introduce themselves.

Mathew Baumann, Connor, and Brandon, from Troop 507, introduced themselves, stating they were working on their Citizenship in the Community merit badges.

JOHN GIESKE – CASE NO. 13-03V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow an accessory building to be located 10 feet from the front property line whereas 30 feet is required, for the property located at 8373 Alta Avenue. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a 20 foot after-the-fact variance to allow a 10' x 12' storage shed to be located 10 feet from the front property line whereas 30 feet is required. She advised that the applicant's property abuts a lake and changes elevation over 40 feet from the front of the property to the back. The shed, which was built in 2009, is located 25 feet from the road and 65 feet from the closest neighboring structure. In addition to the shed, the applicant also has an attached garage and an additional 12' x 20' shed. Although the property has a change in elevation, staff believes the shed could be moved west to meet the required setbacks. Staff recommends denial of the request as the request does not preclude the applicant from reasonable use of the property,

approval of a variance could set a precedent for other encroachment setbacks, and there is a lack of practical difficulties. Staff did not receive any comments from surrounding property owners.

Chair Hark asked what information a citizen would be given when calling regarding a permit.

Ms. Botten replied that someone calling the Inspections Department regarding the need for a permit for a 10' x 12' structure would be told a permit is not needed. They would also likely be referred to the Planning Department and told they were required to meet impervious surface and setback standards.

Commissioner Simon noted there was an additional metal shed next to the 12' x 20' shed which looked like it was within the front setback as well.

Commissioner Maggi asked if that had different standards as it was not a permanent structure.

Ms. Botten replied in the affirmative.

Commissioner Wippermann asked how many accessory buildings were allowed on this property.

Ms. Botten replied only one detached accessory structure was allowed; however, a structure 10' x 12' in size or smaller would not count towards that number.

Commissioner Lissarrague stated the existing privacy fence blocked most of the view of the shed.

Opening of Public Hearing

Chair Hark advised that the applicant was not present.

Aida Schaefer, 8450 Alta Avenue East, stated she owned the two lots at the end of the dead end street, just past the applicant's property. She stated the property looked cluttered and adversely impacted the aesthetic and financial value of her home. She advised that the fence was not very high and was not a complete enclosure; therefore, the three accessory structures were visible from the street. She stated it seemed as if the intent of the ordinance was not to have numerous structures on a property; however, potentially the applicant could have several structures provided they were 10' x 12' or smaller. She stated the subject property was not visually consistent with the rest of the homes along that street and she recommended that the request be denied.

Planning Commission Discussion

Commissioner Gooch stated he did not support the request as it did not meet the variance criteria.

Chair Hark agreed with Commissioner Gooch, stating there appeared to be ample room to move the shed to the west.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Maggi, to deny the request for a variance to allow an accessory building 10 feet from the front property line whereas 30 feet is required, based on the rationale stated by staff in the planning report, for the property located at 8373 Alta Avenue

Motion carried (8/0). This item goes to the City Council on February 25, 2013.

ADJOURNMENT

Chair Hark adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: March 14, 2013

CASE NO: 12-29CA

HEARING DATE: March 19, 2013

APPLICANT: AT&T Mobility

PROPERTY OWNER: Lushanko

REQUEST: Conditional Use Permit Amendment

LOCATION: 8392 College Trail

COMPREHENSIVE PLAN: P, Public / Institutional

ZONING: P, Public / Institutional

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is proposing to amend the existing conditional use permit on the property to allow for a 240 square foot equipment shelter on the property. A conditional use permit was approved in 1983 for the tower site. The structure would be located inside the lease area, but outside of the existing fenced compound therefore triggering the CUP amendment.

To obtain access to the equipment shelter the drive area would be expanded. Additionally AT&T would be adding antennas to the existing tower. Co-locating is common for cell tower sites and typically the improvements take place inside the approved areas which do not require going through the public process. Telecommunication towers are conditional uses in the P zoning districts; because this one is expanding the approved area a CUP amendment is required.

The specific requests consist of the following:

- a) A Conditional Use Permit Amendment to expand the approved tower and equipment storage area to include the location of an additional equipment shelter.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Water/Residential; zoned R-1C; guided LDR, Low Density Residential
East	Residential; zoned PUD; guided LDR, Low Density Residential
South	City park land; zoned PUD; guided Public Open Space
West	Residential; zoned PUD; guided LDR, Low Density Residential

SITE PLAN REVIEW

AT&T would like to add antennas to the existing monopole tower, construct a 12' x 20' prefab equipment shelter, and added an interior gravel access driveway. The tower is located on leased space owned by a property owner. The proposed building is located in the designated leased area.

Setbacks. The proposed structure meets and exceeds the required perimeter setbacks for the property.

Lot Coverage. The P zoning district allows a maximum of 20% of the lot to be covered by buildings. Including the new structure there would be less than 2% of building coverage on the property, complying with code standards.

Access. The location of the access would not be changing. Access to the site would be via one entrance from College Trail. To avoid erosion onto the street the applicant has agreed to pave a portion of the drive as shown on the grading plan.

Engineering. The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. Engineering has made recommendations on conditions that are included at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Fire Marshal Review. The Fire Marshal had no concerns regarding the proposed parking lot. Construction permits are required for installation of the building, fire alarm system installation and fire protection system installation.

CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is P/I, Public Institutional; a telecommunications tower is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned P, Public/Institutional. Telecommunication towers are a conditional use in the P district; the proposed amendment would be in compliance with the Zoning Ordinance.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The property improvements do not appear to have any negative effects on City facilities or services. The applicant has agreed to pave a portion of the drive to prevent erosion onto the city street and to add a stormwater facility to treat the additional impervious surface.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. Aesthetics/exterior appearance*

The proposed building would be a prefabricated building that complies with the exterior building materials.

- ii. Noise*

The road is not used daily and any vehicle noise would not be out of the ordinary for a residential area.

- iii. Fencing, landscaping and buffering*

For safety and security purposes fencing is installed around the buildings and tower equipment.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Building setbacks meet and exceed code requirements. The applicant would meet all applicable building and fire codes.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. The applicant has agreed to comply with the storm water requirements, which help maintain the drainage and storm water runoff for the additional impervious surface on the applicant's property.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Conditional Use Permit Amendment** to construct a 12'x20'square foot structure and amend the approved site plan subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as modified herein:

Existing Site Survey	dated 03/04/13
Grading Plan	dated 12/10/12
 2. The use of any portion of the tower for signs and advertising purposes is prohibited.
 3. If the tower and its accessory facilities become obsolete or unused, they shall be removed within 12 months of the cessation of operation at the site. In addition, the curb cut on Carmen Avenue providing access to the tower site shall be closed at the expense of the tower owner within said 12 months.
 4. Prior to any work being done on the site or issuance of a building permit, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.

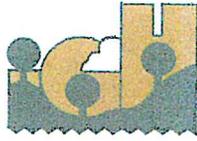
5. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to issuance of a building permit or commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
6. Resolution No. 3182 shall become null and void and shall be replaced by the terms of this conditional use permit.

B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

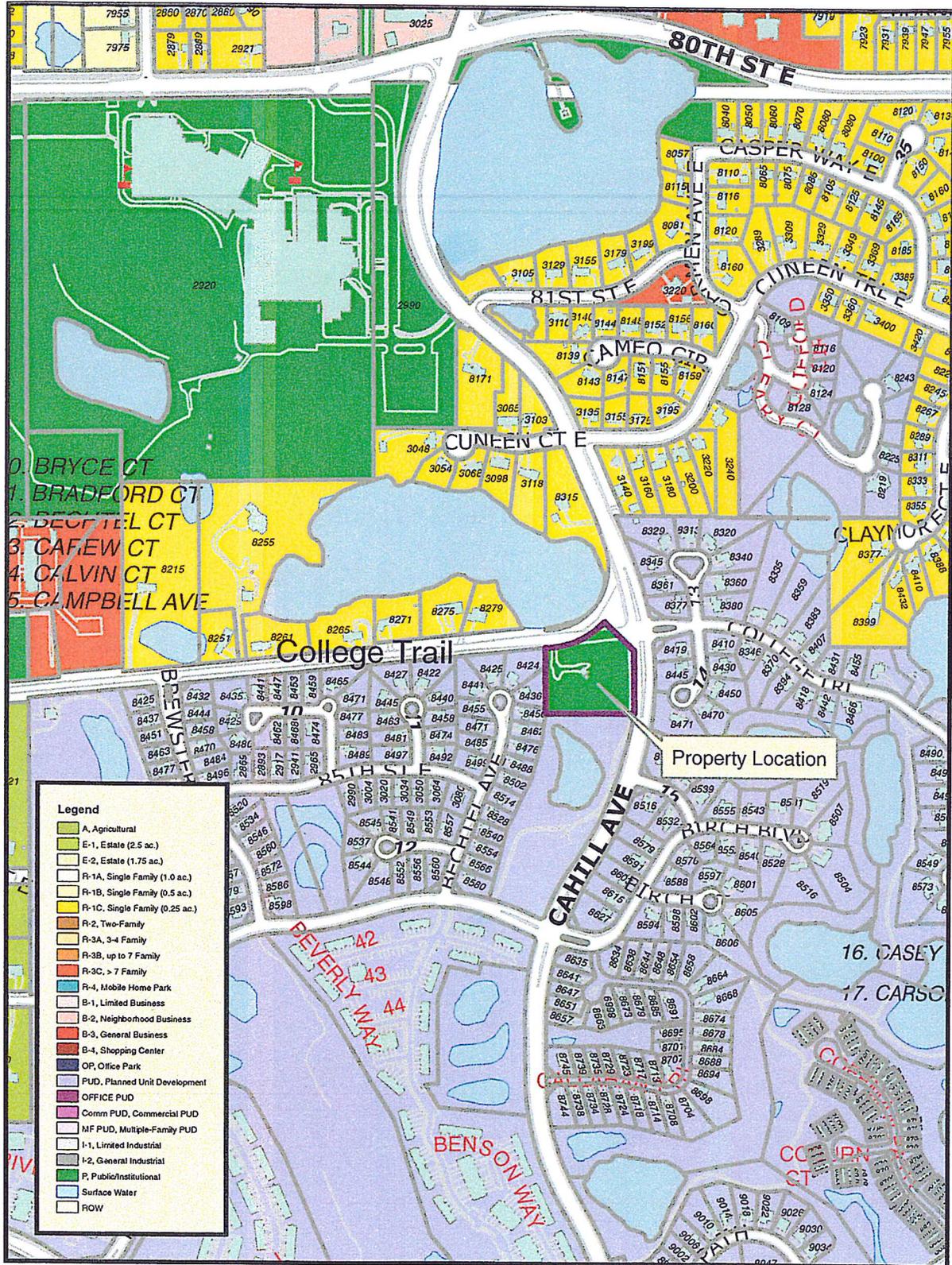
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Location Map
Narrative
Existing Site Survey
Grading Plan
Building Elevations
Antenna Location



20-01500-31-015
8392 College Trail

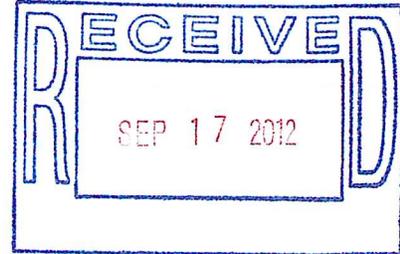


Map not to scale

Exhibit A
Zoning and Location Map

September 17, 2012

Allan Hunting
City Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, Minnesota 55077



Re: Application for Conditional Use Permit Amendment for AT&T Mobility to construct a wireless telecommunications shelter on the ATC tower site located at 8392 College Trail

This letter and the additional documents, including the Conditional Use Permit Application, will serve as a request for approval of a Conditional Use Permit Amendment for the construction of an AT&T Mobility (AT&T) wireless communication site shelter on the above-referenced property.

AT&T is proposing to collocate antennas on the existing American Tower Corporation (ATC) tower. AT&T is proposing to install nine (9) antennas, three (3) each in three (3) sectors, at a height of 100' on the tower, as shown in the enclosed drawings. The equipment to operate this site will be housed in a 11.5 foot by 20 foot, prefabricated equipment shelter located near the base of the tower. As we have discussed previously, the proposed location of the shelter is located within the ATC lease area, but outside of the existing fenced compound. Therefore, the fenced area is proposed to be expanded prompting the request for the CUP Amendment. Also, the access road is proposed to be altered as shown on the enclosed drawings.

The Property Access Consent form is in the process of getting signed and will be provided within a few days of this application submittal. I do not have direct access to the underlying land owner, so ATC is working on getting the landowner signature.

In addition, the Abstractors Certificate with names and addresses of the property owners within 350 feet of the ATC tower property is being completed by DCA Title and should be provided within one week of this submittal, or by Monday, September 24, 2012.

Don't hesitate to contact me if you have any questions or need additional information.

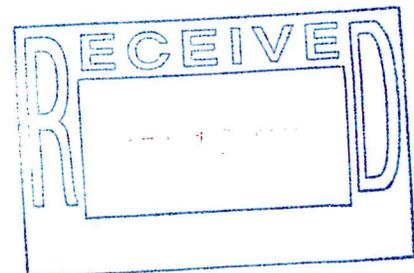
Sincerely,

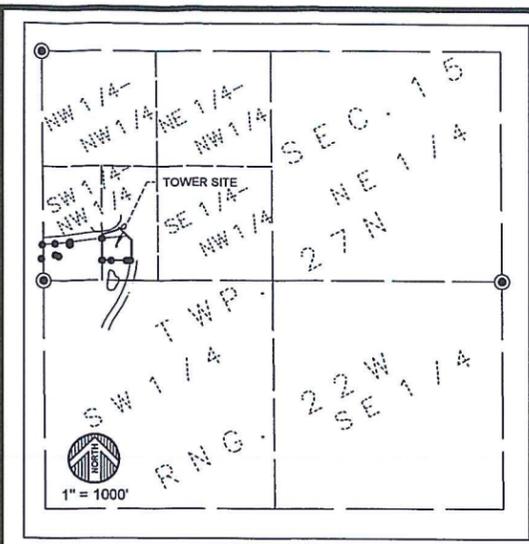


Mark Hemstreet
Insite, Inc.
Agent for AT&T Mobility

Enclosure:

Completed and Signed Application
Construction drawings (11 x 17) including survey and elevation drawings (10 sets)
Check for Fee

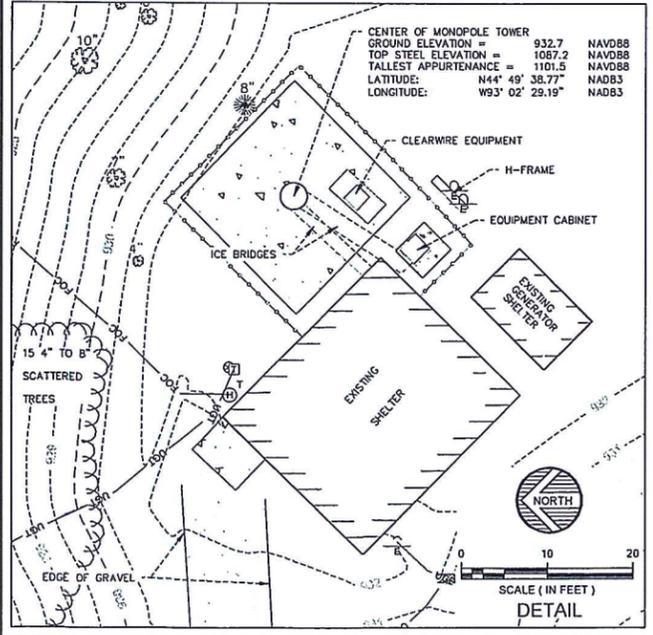




VICINITY MAP
SECTION 15, TOWNSHIP 27 N, RANGE 22 W

Schedule "B" Exceptions:(per U.S. Title Solutions File No. 41854-MN1212-5030, dated December 27, 2012.)

- 8.) Option - Lease Agreement between Robert C. Lushanko and Florence A. Lushanko, husband and wife and Chicago Title Insurance Company dated 12/24/1980 recorded 7/12/1982 in Instrument No. 603949.
This lease agreement describes a lease area within the parent parcel and is as shown on the survey.
- 9.) Map - Survey for Roy E. Nelson recorded 3/9/1984.
This map illustrates a circular property within the parent parcel and is as shown on the survey.
- 10.) Option - Lease Amendment between Robert C. Lushanko and Florence A. Lushanko, husband and wife and Chicago Title Insurance Company dated 3/9/1984 recorded 4/19/1984 in Instrument No. 652319.
This Lease Agreement is an amendment to the Lease Agreement described in Inst. No. 603949.
- 11.) Second Amendment to Option & Lease Agreement between Robert C. Lushanko and Florence A. Lushanko and Minneapolis SMSA Limited Partnership, a Delaware limited partnership dated 4/30/1986 recorded 5/15/1986 in Instrument No. 726026.
This Lease Agreement is a second amendment to the Lease Agreement described in Inst. No. 652319.

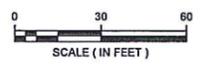
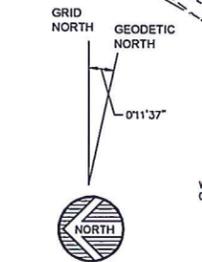
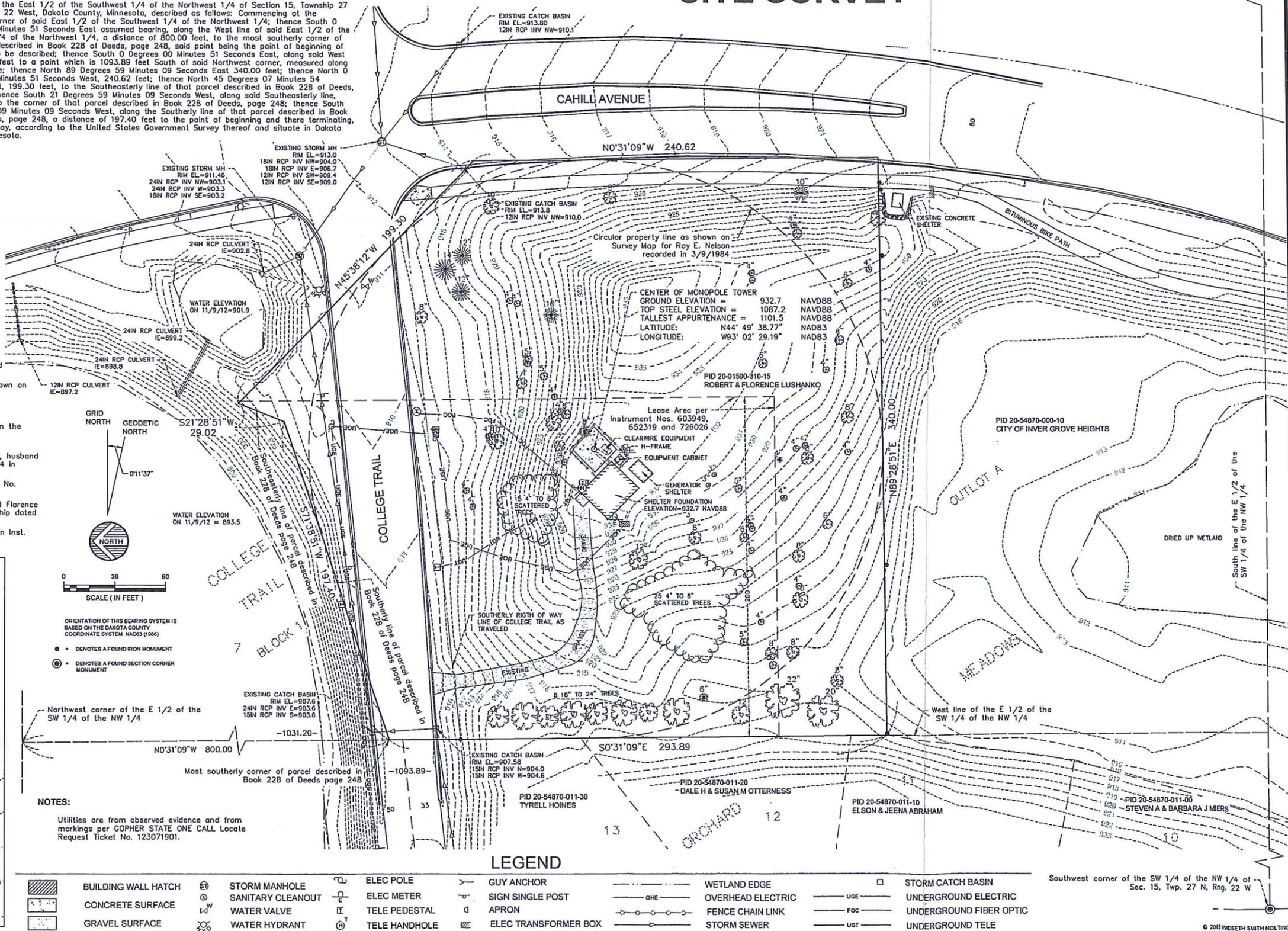


PARENT PARCEL DESCRIPTION:(per U.S. Title Solutions File No. 41854-MN1212-5030, dated December 27, 2012.)

That part of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows: Commencing at the Northwest corner of said East 1/2 of the Southwest 1/4 of the Northwest 1/4; thence South 0 Degrees 00 Minutes 51 Seconds East assumed bearing, along the West line of said East 1/2 of the Southwest 1/4 of the Northwest 1/4, a distance of 800.00 feet, to the most southerly corner of that parcel described in Book 228 of Deeds, page 248, said point being the point of beginning of the parcel to be described; thence South 0 Degrees 00 Minutes 51 Seconds East, along said West line, 253.89 feet to a point which is 1093.89 feet South of said Northwest corner, measured along said west line; thence North 89 Degrees 59 Minutes 09 Seconds East 340.00 feet; thence North 0 Degrees 00 Minutes 51 Seconds West, 240.62 feet; thence North 45 Degrees 07 Minutes 54 Seconds West, 199.30 feet, to the Southeastly line of that parcel described in Book 228 of Deeds, page 248; thence South 21 Degrees 59 Minutes 09 Seconds West, along said Southeastly line, 29.02 feet to the corner of that parcel described in Book 228 of Deeds, page 248; thence South 72 Degrees 09 Minutes 09 Seconds West, along the Southerly line of that parcel described in Book 228 of Deeds, page 248, a distance of 197.40 feet to the point of beginning and there terminating, except roadway, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

SITE SURVEY

Southeast corner of the NE 1/4 corner of Sec. 15, Twp. 27 N, Rng. 22 W



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD83 (1986)

- DENOTES A FOUND IRON MONUMENT
- DENOTES A FOUND SECTION CORNER MONUMENT

Northwest corner of the E 1/2 of the SW 1/4 of the NW 1/4
N0°31'09"W 800.00

Most southerly corner of parcel described in Book 228 of Deeds page 248
-1031.20

Southwest corner of the E 1/2 of the SW 1/4 of the NW 1/4
S0°31'09"E 293.89

NOTES:
Utilities are from observed evidence and from markings per GOPHER STATE ONE CALL Locate Request Ticket No. 123071901.

LEGEND

	BUILDING WALL HATCH		STORM MANHOLE		ELEC POLE		GUY ANCHOR		WETLAND EDGE		STORM CATCH BASIN
	CONCRETE SURFACE		SANITARY CLEANOUT		ELEC METER		SIGN SINGLE POST		OVERHEAD ELECTRIC		UNDERGROUND ELECTRIC
	GRAVEL SURFACE		WATER VALVE		TELE PEDESTAL		APRON		FENCE CHAIN LINK		UNDERGROUND FIBER OPTIC
			WATER HYDRANT		TELE HANDHOLE		ELEC TRANSFORMER BOX		STORM SEWER		UNDERGROUND TELE

Southwest corner of the SW 1/4 of the NW 1/4 of Sec. 15, Twp. 27 N, Rng. 22 W



SITE ID: MPLSMN3665
SITE NAME:
CAHILL & 85TH
8392 College Trail
Inver Groce Heights, MN 55076

No.	Date	REVISIONS	By	CHK	APPD

FIELD WORK: 3/30/11 CHECKED BY: BTB DRAWN BY: JMB/THD

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Bryan T. Balcome*
BRYAN T. BALCOME, L.S.
DATE: 3/4/13 LICENSE # 42594

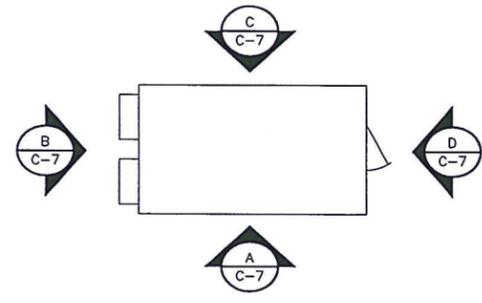


ENGINEERS
ARCHITECTS
LAND SURVEYORS
ENVIRONMENTAL SERVICES

ALEXANDRIA, MN
BENEDICT, MN
CROOKSTON, MN
GRAND FORKS, ND
EAST GRAND FORKS, MN
RED WING, MN
RICHSTER, MN

0494A0236.001

© 2013 WIDSETH SMITH NOLTING
FULL SCALE ON 27"X34" MEDIA
HALF SCALE ON 11"X17" MEDIA



1. ALL HATCH PORTS ARE SHIPPED WITH BLANK COVER PLATES. COAX HATCH PLATE IS SHIPPED LOOSE WITH SHELTER AND INSTALLED BY GENERAL CONTRACTOR.
2. GROUND BAR AND CANOPY ARE SHIPPED LOOSE WITH SHELTER AND INSTALLED BY GENERAL CONTRACTOR.
3. SHELTER WILL HAVE STANDARD BROWN AGGREGATE EXTERIOR.
4. NO FISH PAPER REQUIRED UNDER COAX (FEEDLINES, JUMPERS, WAVEGUIDE), RET CABLE.
5. NO FISH PAPER REQUIRED UNDER TELCO WIRES, COPPER, FIBER, ETHERNET, ALARM WIRING.
6. DC CABLING, JUMPERS AND TELCO MUST WATERFALL OVER THE SIDE OF LADDER RACKING, NOT THROUGH THE LADDER RUNGS.
7. VERTICAL DC CABLING SHALL BE SECURED TO LADDER RACKING USING (2) CROSSING ZIP TIES PER TIE JOINT.
8. ALL CABLING SHALL USE (2) CROSSING ZIP TIES AT LAST TIE POINT BEFORE WATERFALLING OVER SIDE OF RACKING.
9. IF UNDERSIDE OF LADDER RACKING NEEDS TO BE USED, CONTRACTOR SHALL INSTALL L-BRACKETS TO SUPPORT NEW CABLING, SECURED AS NOTED ABOVE.
10. JUMPERS CAN DIVE THROUGH LADDER RACKING AT DIPLEXER'S ONLY.

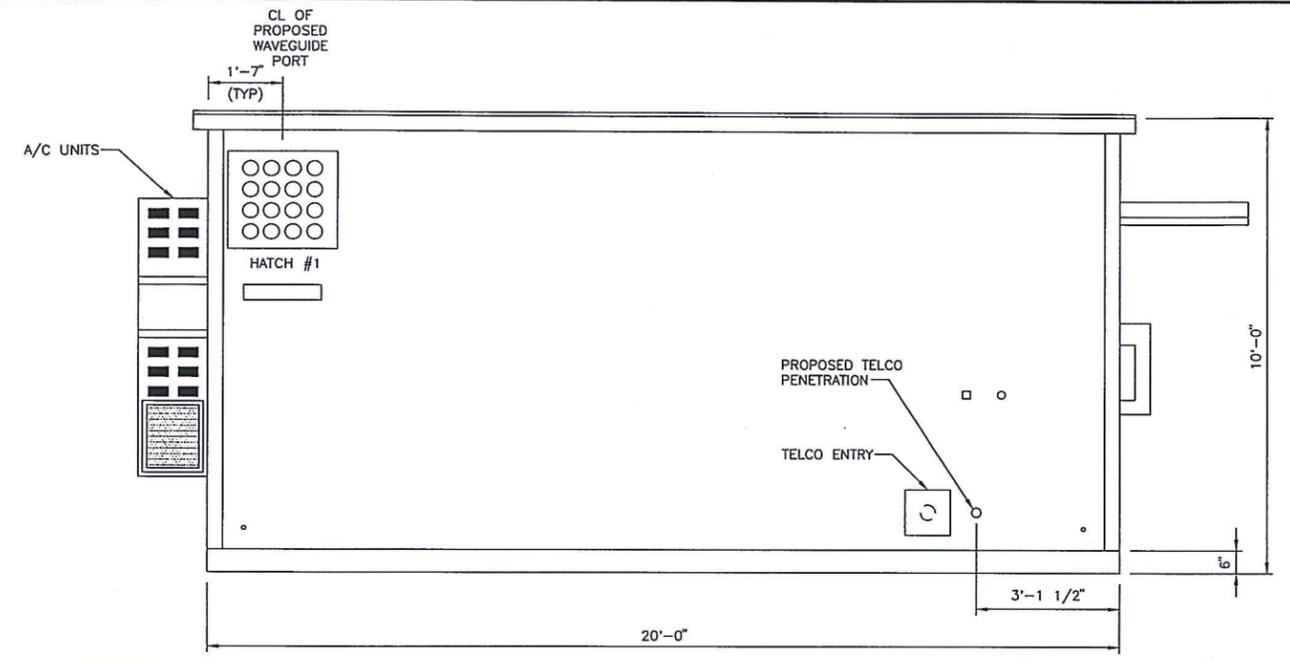


SHELTER ELEVATION KEY

NO SCALE

NOTES

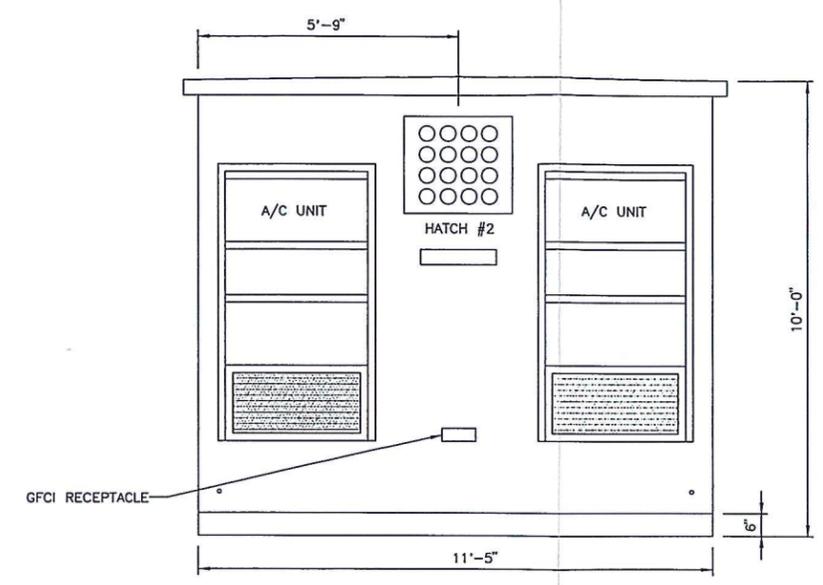
NO SCALE



SHELTER ELEVATION

NO SCALE

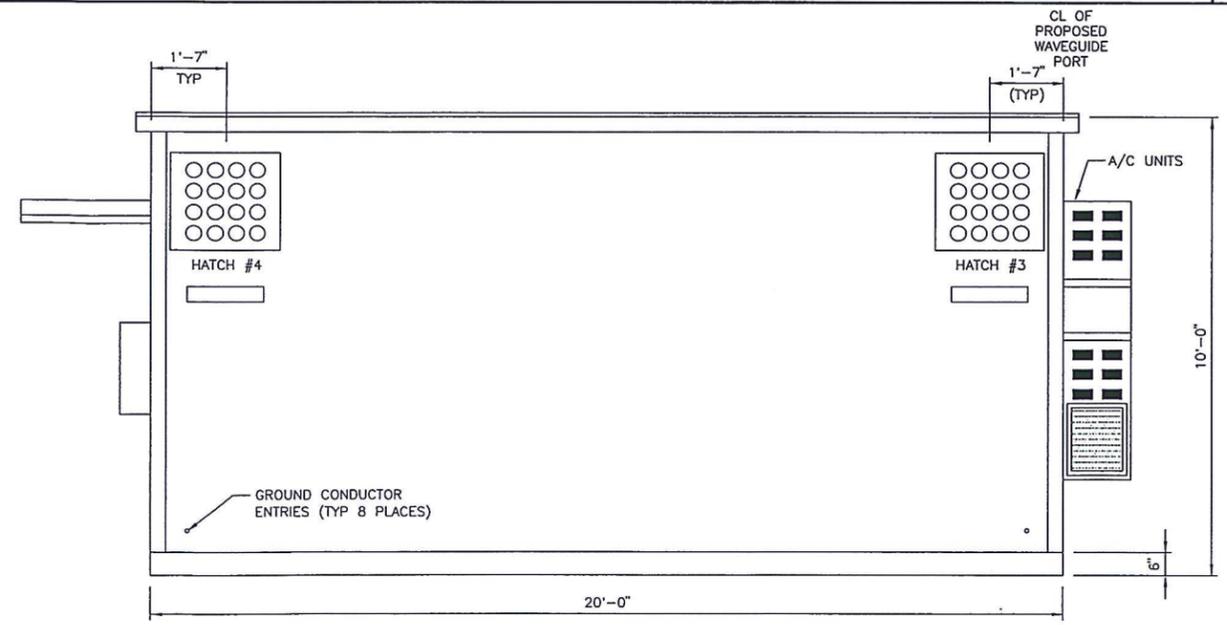
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SHELTER ELEVATION

NO SCALE

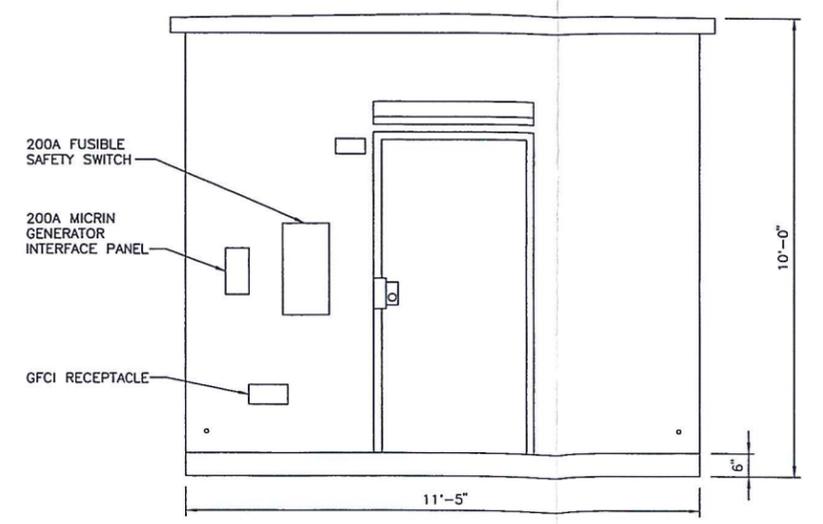
B



SHELTER ELEVATION

NO SCALE

C



SHELTER ELEVATION

NO SCALE

D



PROJECT NO:	169619
DRAWN BY:	TAO
CHECKED BY:	DPL

REV	DATE	DESCRIPTION
C	07/17/12	GENERAL REVISIONS
B	07/03/12	ISSUED FOR REVIEW
A	05/05/11	ISSUED FOR REVIEW

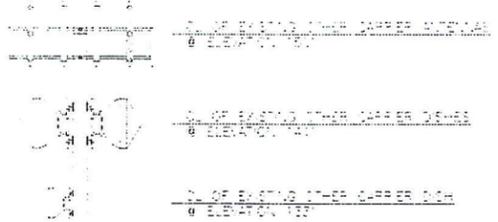
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CAHILL & 85TH
MPLSMN3665_121813
8392 COLLEGE TRAIL
INVER GROVE HEIGHTS, MN 55076
NSB - MONOPOLE

SHEET TITLE
SHELTER ELEVATIONS

SHEET NUMBER
C-7

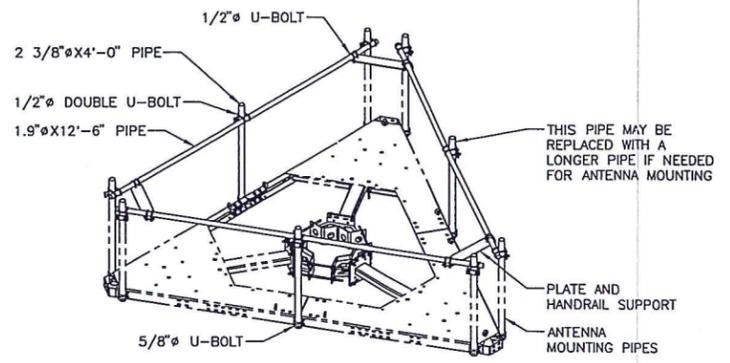
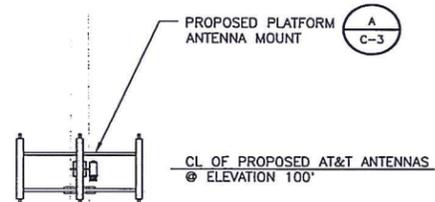


THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THE STRUCTURAL ANALYSIS WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T HAS REVIEWED AND APPROVED A STRUCTURAL ANALYSIS BY THE DESIGN ENGINEER.

- ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
 - GROUNDED AT THE ANTENNA LEVEL.
 - GROUNDED AT MID LEVEL, TOWERS WHICH ARE OVER 200'-0". ADDITIONAL CABLE GROUNDING REQUIRED.
 - GROUNDED AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
 - GROUNDED OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
 - GROUNDED INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
- ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANTENNA AND THE COAX CONFIGURATION IS THE CORRECT MAKE AND MODELS, PRIOR TO INSTALLATION.
- ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

STRUCTURAL ANALYSIS NOTES

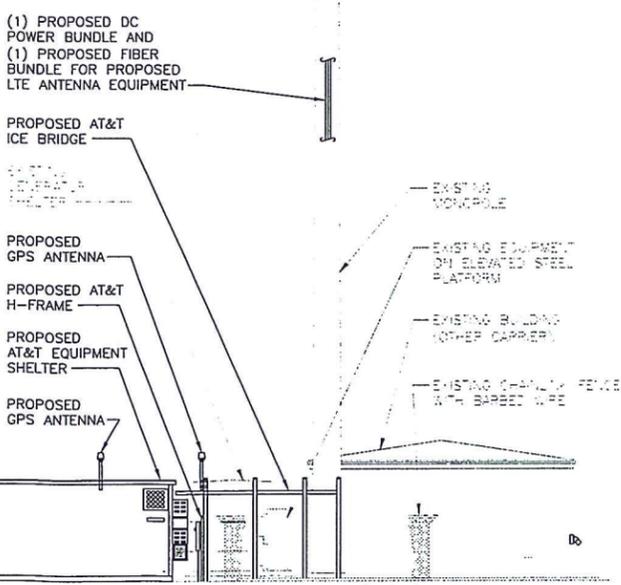
GENERAL NOTES



ANTENNA PLATFORM DETAIL

NO SCALE

A



PROPOSED ELEVATION

SEE DRAWING C-1

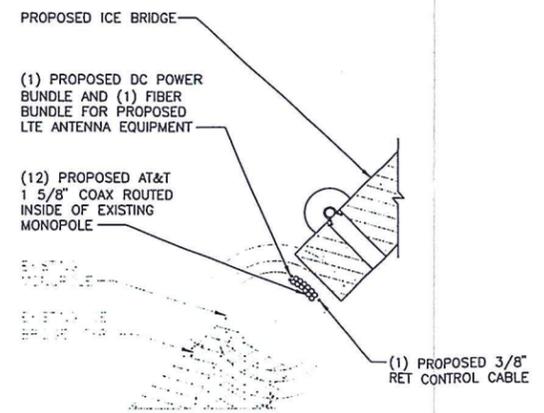
NO SCALE

1

COAX ROUTING DETAIL

NO SCALE

-



NOTES

- WEATHERPROOFING OF ALL COAX CABLE SHALL BE PERFORMED PER MANUFACTURER'S RECOMMENDATIONS.
- FIBER TO BE ROUTED WITH LONG SWEEPING BENDS. NO 90° BENDS ARE ALLOWED



4300 MARKET POINTE DR.
BLOOMINGTON, MN 55435



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	169619
DRAWN BY:	TAO
CHECKED BY:	DPL

REV	DATE	DESCRIPTION
C	07/17/12	GENERAL REVISIONS
B	07/03/12	ISSUED FOR REVIEW
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CAHILL & 85TH
MPLSMN3665_121813
8392 COLLEGE TRAIL
INVER GROVE HEIGHTS, MN 55076
NSB - MONOPOLE

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-3

Access. Each lot will gain access via Crismon Way. The driveway onto Inver Grove Trail from the old homestead has been removed and staff is recommending access restriction so no lot is allowed access onto Inver Grove Trail. This would be done by a deed restriction that would be drafted by the City Attorney and recorded with the plat.

Park Dedication. Park Dedication would consist of one additional lot payment of \$4,011, payable at time of plat release.

Grading and Drainage and Utility Plans. Grading, drainage, and utility plans have been submitted for review. The City Engineer has reviewed the plans and finds them acceptable and are approved as presented.

Development Contract. A simplified development contract must be entered into between the applicant and the City to address any work done in the Inver Grove Trail boulevard with the removal of the existing driveway and culvert. All utilities are in place, so only lot grading and erosion control measures would be inspected. The development contract shall be approved by the City Council at time of final plat approval.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. Approval. If the Planning Commission finds the application to be acceptable, the following actions should be recommended for approval:
- o Approval of the Preliminary and Final Plat for the two lot single family development subject to the following conditions:
 1. The final plat and plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.
 - Preliminary/Final Plat
 - Site Plan, Grading, Drainage Erosion Control Plan dated 3/11/13
 2. Park dedication shall be a cash contribution for one lot of \$4,011 to be paid at time of plat release.
 3. Access to Inver Grove Trail is not allowed and the access restriction is to be dedicated through a deed restriction that will be recorded with the plat.

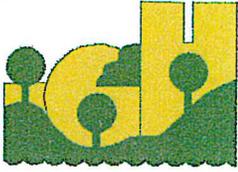
4. A development contract shall be approved by the City Council with the approval of the final plat.

B. Denial. If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

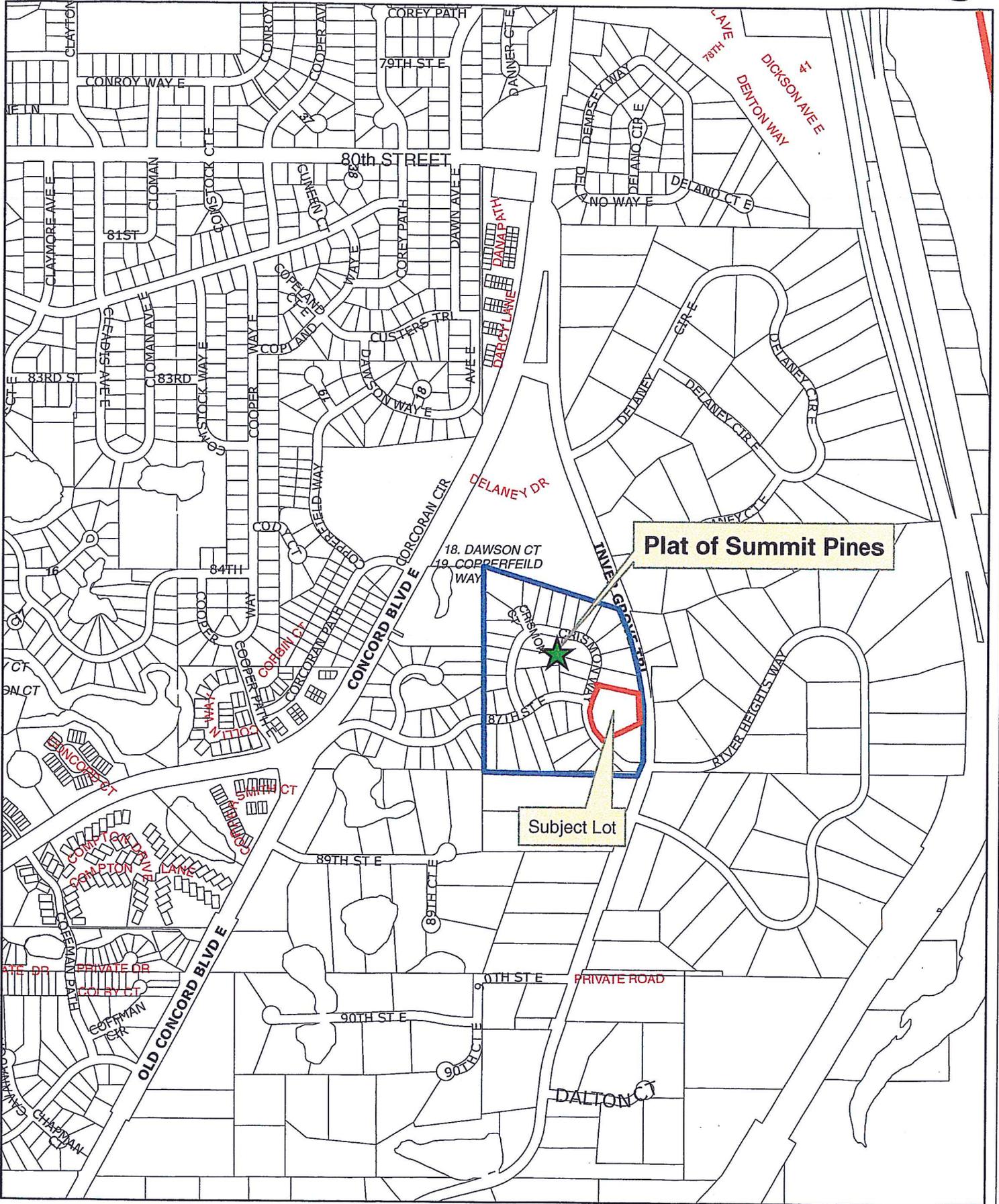
The Planning Division recommends approval of the preliminary and final plat subject to the conditions listed in the report.

Attachments: Exhibit A - Location Map
 Exhibit B - Preliminary/Final Plat
 Exhibit C - Site Plan/Grading, Erosion Control Plan



Location Map

Case No. 13-05S

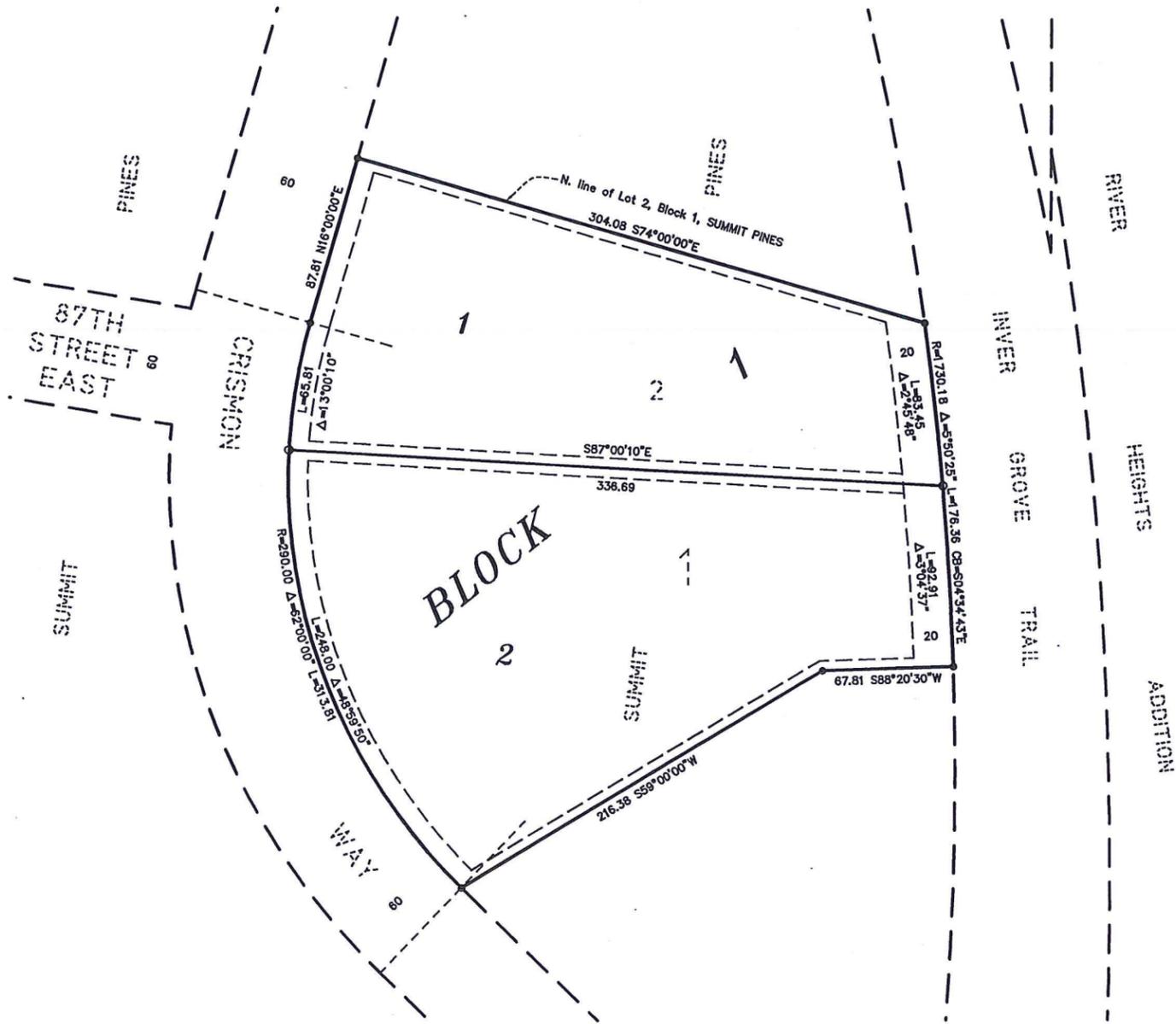


Plat of Summit Pines

Subject Lot

18. DAWSON CT
19. COPPERFEILD WAY

SUMMIT PINES 2ND ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Lot 2, Block 1, SUMMIT PINES, according to the record plat thereof.

Has caused the same to be surveyed and platted as SUMMIT PINES 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

PULTE HOMES OF MINNESOTA LLC

_____, its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____, the _____ of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Minnesota
My Commission Expires _____

I Jeffrey D. Lindgren do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__

Jeffrey D. Lindgren, Land Surveyor
Minnesota License Number 14376

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, by Jeffrey D. Lindgren, Land Surveyor, Minnesota License No. 14376.

Notary Public, Minnesota
My Commission Expires _____

INVER GROVE HEIGHTS PLANNING COMMISSION

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota, at a regular meeting thereof held this ____ day of _____, 20__.

By _____ Chair

By _____ Secretary

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, MINNESOTA

This plat was approved by the City Council of Inver Grove Heights, Minnesota this ____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor

By _____ Clerk

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By _____

Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

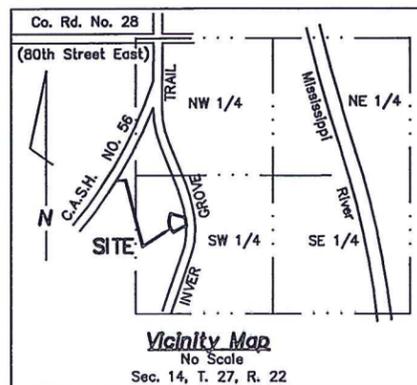
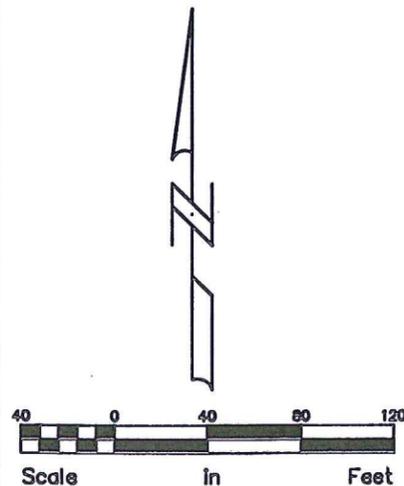
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

_____, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of SUMMIT PINES 2ND ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____, County Recorder

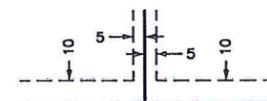


○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 14376.

● Denotes 1/2 inch by 14 inch iron pipe monument found and marked by License No. 14376.

Bearings shown are based upon the North line of Lot 2, Block 1, SUMMIT PINES, which has an assumed bearing of S 74°00'00" E.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

